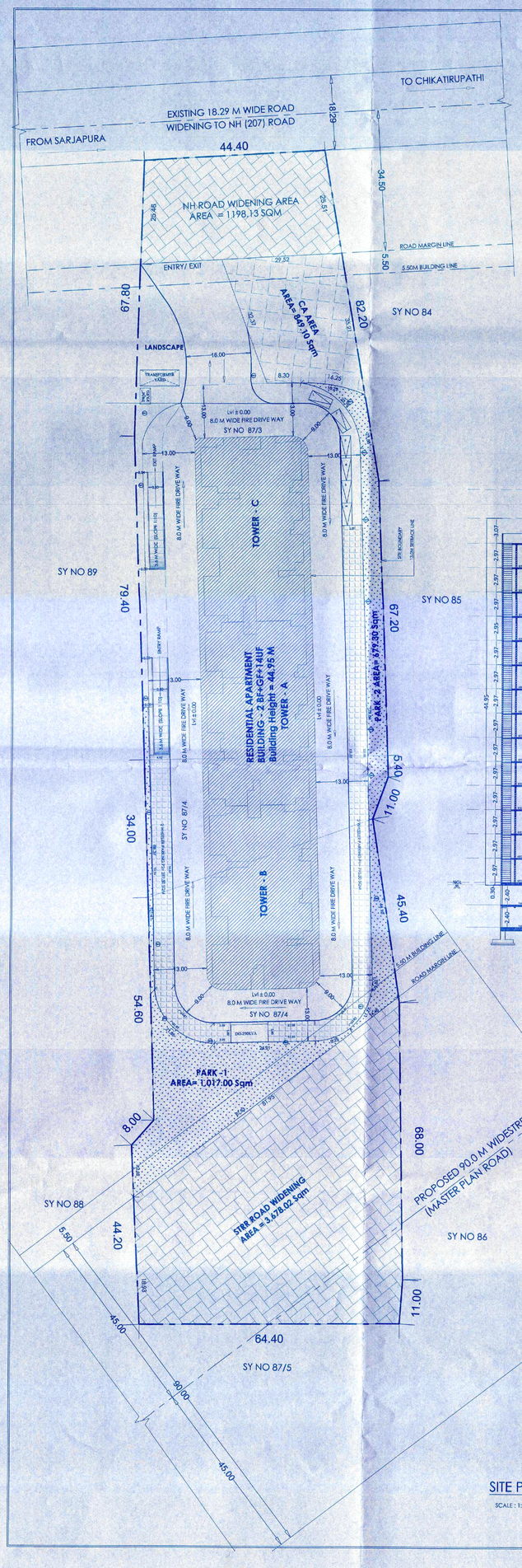
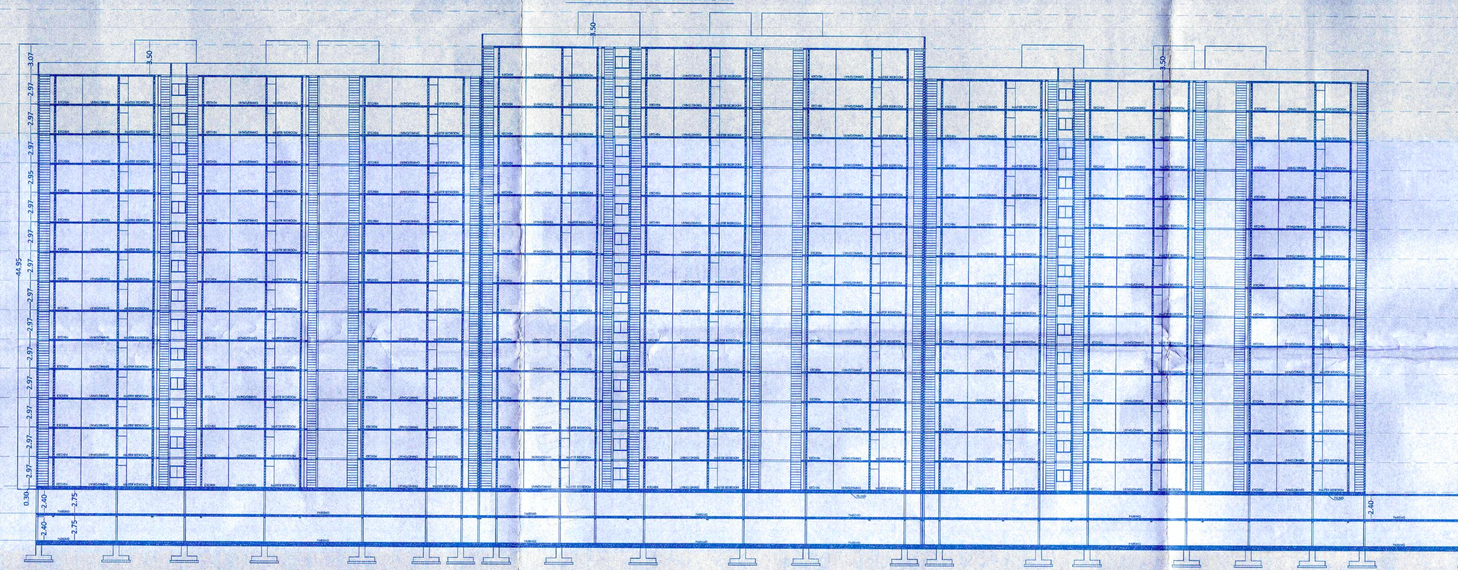


SITE PLAN

SCALE : 1:450

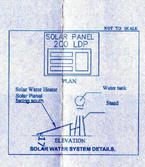
WEST SIDE ELEVATION

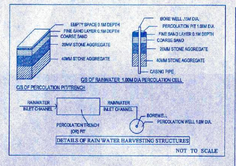


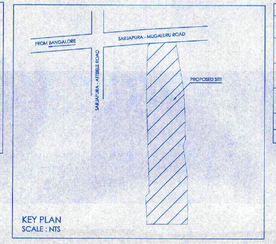
CROSS SECTION AT Y-Y

STAIRCASE DETAILS	
NOS OF STAIRCASE	6 NOS
TREAD	0.30M
RISER	0.15M

LIFT DETAILS	
NOS OF LIFT	9 NOS
8 PASSANGERS	6 NOS
13 PASSANGERS	3 NOS







KEY PLAN
SCALE : NTS

AREA STATEMENT					
8-00	VILLAGE	2-00	AREA DETAILS		CONVERSION ORDER NO
			Area - Guntas	Kanals	Kanals Area Area - Guntas
1	MAHAL CHOWDENAHALLI	87/3	2A 2.08G	0 G	2A 2.08G	ALNA/AWSHR 97-2003-24
2		87/4	2A 5G	0 G	0A 16G	ALNA/AWSHR 180-2003-24
3				0 G	1A 31G	ALNA/AWSHR 181-2003-24
TOTAL			4 A 7.08G	0 G	4A 7.08G	
TOTAL			4 A 7.08 G	AREA = 16,945.97 SQM	

LAND USE ANALYSIS				
SL.NO	DESCRIPTION	AREA IN SQ.M AS PER ZR	%	AREA IN SQ.M AS PER PLAN	%
1	DEVELOPMENT AREA			2943.30	17.37%
2	NH ROAD WIDENING AREA			1198.13	7.07%
3	STRR ROAD			3678.02	21.70%
4	DRIVE WAY &OPEN AREA			6581.21	38.84%
5	PARK	1694.60	10%	1,696.30	10.01%
6	CA	847.29	5%	849.01	5.01%
TOTAL				16945.97	100.00%

AREA STATEMENT IN SQM

FLOOR	GROSS AREA	DEDUCTIONS FOR DUCT & OTS	BUILT-UP AREA	FAR DEDUCTION: PARKING	FAR DEDUCTION: STAIRCASE HEAD ROOM	LIFTS	NET FAR AREA	NUMBER OF UNITS
2ND BASEMENT	7,551.46	12.36	7,539.10	7,318.49	-	34.56	185.95	
1ST BASEMENT	7,551.46	132.28	7,419.17	7,198.69	-	34.56	185.45	
GROUND	2,972.90	182.10	2,790.81	-	-	34.56	2,756.15	15
1ST	2,955.19	305.69	2,550.28	-	-	34.56	2,515.62	18
2ND	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
3rd	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
4th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
5th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
6th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
7th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
8th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
9th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
10th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
11th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
12th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
13th	2,073.12	139.23	2,833.89	-	-	34.66	2,799.23	21
14th	1,150.38	195.23	964.16	-	-	11.55	952.61	7
TERRACE	74.10	3.79	70.32		70.32		-	-
TOTAL	57,881.81	2,581.29	55,380.52	14,513.95	70.32	566.11	40,230.54	292

FAR :

FAR = FAR AREA / SITE AREA-CA = 40230.54 / 16945.97-849.01 = 40230.54 / 16096.96 = 2.49 < 2.50

COVERAGE :

COVERAGE = GF AREA / SITE AREA-CA -ROAD WIDENING X100 = 2972.00 / 11220.81 X100 =26.48 % < 55%

CAR PARKING DETAILS	
TOTAL NOS OF UNITS	292 NOS
UNITS AREA 50-150 SQM	292 NOS
UNIT AREA LESS THEN 50 SQM (FOR 2 UNITS 1 CAR PARKING)	0 NOS
VISITOR'S PARKING 10%	30 NOS
CAR PARKING REQUIRED	322 NOS
CAR PARKING PROVIDED	322 NOS
GROUND FLOOR CAR PARKING (SURFACE PARKING)	6 NOS
BASEMENT - 1 CAR PARKING	150 NOS
BASEMENT -2 CAR PARKING	166 NOS
TWO WHEELAR PARKING	
25 % OF CAR PARKING AREA	
REQUIRED AREA (322 X 13.75 X 25 %)	1106.875QM
AREA PROVIDED (5 PL+P2 (710.50+397.50) SQM	1108.0 SQM

OFFICE USE :

ಶಿಫಾರಸಿಗಾಗಿ ಕಾಯ್ದಿಟ್ಟ ಅಭಿಪ್ರಾಯವನ್ನು ಮತ್ತು ನಿಯಮಗಳನ್ನಿಟ್ಟು, ಮಂಜೂರಾತಿ ಪಡೆಗೆ ತಂತಿ ತಕರಾರು ಬಂದಲ್ಲಿ ಸ್ವೀಕಾರ ಸಂಸ್ಥೆಯವರೇ ಬರೆಹಗಳಿಗೆಯಲ್ಲಿರುತ್ತಾರೆ. ಸರ್ಕಾರಿ ನಗರ ಯೋಜನಾ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಕಲಂ 15(1) ರಡಿಯ. ಪ್ರಾಧಿಕಾರ ಪತ್ರ ಸಂಖ್ಯೆ: ಎನ್‌ಕೆಜಿಆರ್‌ಎ/ಎಲ್‌ಪಿಎ ಪಿಎ/04 ದಿನಾಂಕ:25-06-2025 ರಲ್ಲಿ ಮಂಜೂರಾದಂತೆ ಪರಿಷ್ಕೃತ ಮಹಾಯೋಜನೆಯ ಪ್ರಕಾರ ಪರವಾನಗಿಯನ್ನು ಸ್ವೀಕಾರ ಸಂಸ್ಥೆಯವರು ಹಾಕಿಯಿಟ್ಟಿರುತ್ತಾರೆ.

27/05/25

ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳ ಹುದ್ದೆಗಾಗಿ
ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ಶಾಖೆ ನಿರ್ದೇಶಕರು,
ಬೃಹತ್ತರ ಬೆಂಗಳೂರು ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.

OWNER:- M/S MODERN PROJECT'S Rep By its PARTNER
Mr. SHRAVANTH .P

ENGINEER:- [PRAVEEN .B. V]
Reg.No: BCC/BL-3.6/E:3957:2014-15

SHEET NO : 01 OF 05
SCALE : 1: 225
DRAWING : SITE PLAN , CROSS SECTION AT Y-Y
WEST SIDE ELEVATION

TITLE :-
PROPOSED RESIDENTIAL APARTMENT BUILDING PLAN
SY NO. 87/3,87/4 of MAHAL CHOWDENAHALLI VILLAGE,
KATHA NO: (257/7/257/7) PID NO: 150200100201021637,
SARJAPURA HOBLI, ANEKAL TALUK
BANGALORE DISTRICT.